



Resident Newsletter



Spring/Summer 2022

IMPORTANT DATES

2022 COMMUNITY EVENTS & HAPPENINGS *

MAY 1*	Pool opens for the season
JUNE 18-19*	Community Yard Sale Weekend, 8 a.m.-5 p.m. (Rain dates are June 25-26, if needed)
OCT. 17-18*	Community Yard Sale Weekend, 8 a.m.-5 p.m. (Rain dates are Oct. 24-25, if needed)
OCT. 24*	Trunk-or-Treat/Halloween fun at the clubhouse, 6 p.m.
OCT. 31	Pool closes for the season

*** Note: Event dates are subject to change due to weather or other mitigating factors.**

BOARD MEETINGS 2nd Wednesday of each month

MAY 11	↓	JUNE 8	↓	JULY 13
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The Villages
at Godley Station
Property Management Information

Sentry Management
propertymanager@godleyhoa.com
912-330-8937

godleyhoa.com
Clubhouse address (no mail delivery):
306 N. Godley Station Blvd.
Pooler, GA, 31322
Office Address:
119 Canal Street, Ste. 102
Pooler, GA 31322

FOLLOW US ON SOCIAL MEDIA!

Let's connect to stay current on important community information, events, developments and more.



Greetings friends and neighbors of the Villages at Godley Station! We have again enjoyed a productive and exciting few months in our community.

Since the last updates provided in our Fall/Winter newsletter that was published in October, many new developments have been implemented or completed, and plenty of others are in the works. We are proud of our community's advancements and we hope you will be, too.

We're happy to see many residents have been joining us online the second Wednesday of every month for our board of directors meetings and would like to encourage you to continue to give us feedback. Our volunteer HOA board works hard on your behalf and takes pride in keeping the community informed on developments, progress, upcoming events and opportunities to become more involved. The week before each meeting, an invitation link is emailed to every resident and posted on social media. Please continue to take part.

You can look forward to some new events and initiatives in the coming months, all designed to spur more community involvement. Please check our social media regularly for special announcements and important information concerning all residents.

We thank you for your support and are looking forward to a fantastic 2022!



YOUR DUES & BOARD OF DIRECTORS *IN ACTION*



We've celebrated quite a few impressive upgrades, new features and improvements to our community over the past year. To give our residents an idea of all they have to be proud of, we've compiled a partial list of how your HOA dues and our board members' dedication have helped to make our community a wonderful place to live. We're especially grateful to all our board members who have dedicated their time and talents to these accomplishments:

- Repairing, replacing and upgrading the network and wi-fi, gate access controls and key card management system
- Retaining the services of a new cleaning crew for the clubhouse
- Improving entrance to the large dog park to avoid large mud puddles forming at the gate
- Started a news page on the HOA's website to keep residents updated on community happenings and developments
- Signed a contract with an architectural firm that will be handling the pool and patio renovation
- Formation of a community events committee to plan and execute more activities for residents to enjoy
- Implemented online format to allow resident to virtually join monthly board of directors meetings online
- Replaced large American flag in front of the clubhouse

Below are some upgrades/maintenance/projects that may be completed in the next year or are being considered for future implementation:

- Swimming pool deck refinishing, as well as repairs and significant upgrades to both the large and kiddie pools
- Adding pickleball lines to tennis courts
- Replacing warped plastic stripping on neighborhood sign board in Copper Village
- Contracting with a towing company that the HOA can call to take away vehicles that have been left in the clubhouse lot for extended periods of time
- Ongoing landscaping and beautification projects, including holiday-themed outdoor decor



MEET YOUR

2022 HOA BOARD OF DIRECTORS

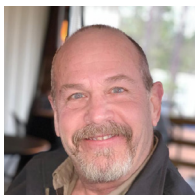
Board Members are volunteers from our community. Position titles and job responsibilities are subject to change and do not necessarily reflect all of the duties each officer may perform. The Villages at Godley Station Newsletter is a biannual publication.



KEN BALDWIN, PRESIDENT

The president shall be the chief officer of the association and shall preside at all meetings of the board of directors and the general membership.

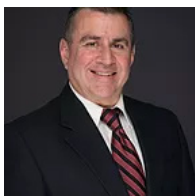
- Appoint, with board approval, the chairperson of any appointive committee, a parliamentarian and the chairperson of the nominating committee.
- Present an annual report of board activities to the membership.
- Serve, ex officio, as member of all committees except the nominating committee.
- Signs legal documents with the Secretary and checks with Treasurer (or in the Treasurer's absence with the VP or Secretary)



ROB COKER, VICE PRESIDENT AND MEMBER AT LARGE 2

The vice president shall, in the absence or disability of the president, perform the duties and exercise the powers of the president.

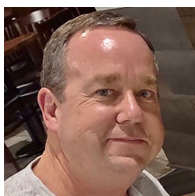
- He or she also oversees communications on behalf of the association to the residents
- Is responsible for electronic and social media account management, publication of the newsletter and other mailings
- Handles all presidential duties in the absence of the president



SIMÓN COLMENARES, TREASURER

The treasurer shall be the chief financial officer of the association and is responsible for the collection and disbursement of funds and for the financial records of the association.

- Signs checks with the president or, in the president's absence, with the secretary or vice president
- Maintains the HOA budget and works with our accounting partner and bookkeeper to balance all accounts
- Presents a monthly financial report to the board and to the membership at each of the homeowner association general membership meetings
- Serves as Chairperson of the Finance Committee



SCOTT FAIRCHILD, SECRETARY

Records and maintains minutes of the board, membership and special meetings.

- Keeps the records of the association, including the minutes of committee meetings, members of the association (excluding financial records)
- Keeps the corporate seal of the association and affixes it on all papers requiring said seal
- Signs legal documents with the President and in the absence of the Treasurer and President, signs checks



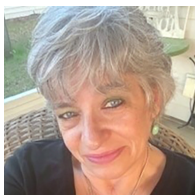
CHARLOTTE MOORE, MEMBER AT LARGE 1

Manages the community's Covenants, Bylaws and Rules and Regulations documents and develops and implements a systematic approach to ensure equity with enforcing them



WENDY MOORE, MEMBER AT LARGE 3

Community liaison and voice for the HOA; attends City Council meetings and reports back to the HOA board and the community. Presents the views of the HOA if the board feels it will impact our neighborhood.



JULIE HARTENFELS, MEMBER AT LARGE 4

Oversees ARC requests, regulating the external design, appearance, use, location, maintenance and improvements for all property in the Villages at Godley Station HOA.



STAN KLEINE, COMMUNITY MANAGER

Employed by Senty Management, with whom the HOA contracts to provide management services, include planning and coordination of association meetings, site visits, enforcement of restrictions, contract supervision, collections and detailed manager's reports.

NOMINATIONS CHAIR – KENNETH HENSLEY

Responsible for conducting meetings of the Nominations Committee, identifying potential candidates for Chair of the Finance Committee along with other Board positions, identify the best candidates, agree on nominees and submit a final list to the Secretary for preparation and publication of a ballot.

MAXIMIZE A HOME'S CURB APPEAL

TRIM HEDGES✓
MOW & EDGE✓
PRESSURE WASH✓
PULL WEEDS✓

It's no secret that first impressions are important, and that holds true with homes as well as humans! So, you should want to make the exterior of your house as attractive as possible, enhancing the "curb appeal." Sprucing up the outside of your house is not as time-consuming and intimidating as you might think. Just reserve a few weekends, make a list of tasks you want to tackle and get ready to put in some sweat equity. With these handy suggestions, you'll be impressing passersby in no time.

TRIM SHRUBS: One of the most common curb-appeal killers is overgrown, unruly shrubs and bushes. They obscure windows and can even diminish the amount of light coming inside your home. Grab the clippers and give them a tidy flat-top or rounded trim.

PRESSURE WASH: Grime,

mold and algae can sneakily build up on the outside of your home before you even notice -- especially in Southeast Georgia's moist, humid climate. Pressure washing can give the whole exterior of your house a refreshed look. Whether you rent, borrow or hire someone with a pressure washer, their power will quickly eradicate built-up dirt and filmy residue from siding. They also can be used to restore driveways, sidewalks, and decks to like-new condition.

TIDY THE ENTRY WAY:

Your home's entryway should beckon to guests with a clean, fresh and welcoming appearance. Touch up the paint around your door and sidelights, update fixtures (like porch lights) and hardware (like knockers and door knobs), and add some planters containing seasonal flowers or pretty plants to the shrub beds. If you have a porch or sizeable entry way, consider some rocking chairs or a bench.

CLEAN THE ROOF: Once your home hits about 20 years of age, it might be worth thinking about replacing it, but that can be a costly upgrade. If it's still in decent shape, thoroughly cleaning it can make it appear new by removing pine needles and leaves, rain water stains and bird droppings.



LIGHTEN UP: Adding light sources to the exterior of your home is easier than ever with so many solar-powered, cost-effective options. You can avoid wasting time and funds when you don't have to deal with digging trenches and hooking up wires. Scones on porches or flanking garages and walkway lights look especially nice.

DOORWAY DECOR: This is a simple yet impactful way to increase your home's curb appeal. Any time of the year, but especially around the holidays, wreaths,

lights or garlands give off a homey vibe. Pieces made from pine are perfect for winter, and eucalyptus vines are a popular for everyday decor. Pumpkins can do double duty, looking quite festive around Halloween and Thanksgiving.

This article is part of a new "community corner" series of articles that will be included in future newsletters. If there's a specific topic or matter you'd like to see covered in one of these articles, please email communications@godleyhoa.com with ideas.

CONCERNED CITIZENS: CALL TO ACTION!

Do you have something to say about the way Pooler is being developed? Frustrated with traffic? Yet another repeat business opening up around the corner?

Attend the POOLER CITY COUNCIL & PLANNING AND ZONING MEETINGS as often as possible and be a voice for our community – ***there is strength in numbers!***

CITY COUNCIL

meets at 6 p.m. on the 1st and 3rd Monday of each month.

PLANNING & ZONING

meets at 3 p.m. on the 2nd and 4th Monday of each month.

Both meetings are located in the council chambers on the 3rd floor of Pooler City Hall. You can obtain the agendas for each meeting the Thursday prior to the meetings.

JOIN ACTIVITIES COMMITTEE!

The HOA has formed an activities committee to help plan and organize more in-person events and gatherings for our community.

The committee will help put on things like the annual holiday party, trunk-or-treat, community movie nights, and more. If you would like to volunteer to serve on this committee, your participation would be welcome!

To offer your time and talents, please email communications@godleyhoa.com. Additionally, please reach out if you have an idea for an event you think your neighbors would enjoy.

PLEASE VOLUNTEER FOR THE THE

ACTIVITIES COMMITTEE



ALL ABOUT ARCHITECTURAL REVIEW

ARCHITECTURAL REVIEW COMMITTEE IS RESPONSIBLE FOR ENSURING WORK DONE ON HOMES ADHERES TO HOA GUIDELINES

If you've ever gone through the process of adding a fence to your property or building a storage shed, then you have experience with the Villages at Godley Station's Architectural Review Committee (ARC). This committee is comprised of volunteer community residents who are tasked with reviewing proposed exterior home changes to ensure they follow the architectural guidelines that are set in the HOA's covenants and bylaws. These governing documents include specific material and color requirements, height and size limits, setback guidelines and more.

WHAT DOES THE ARC DO?

Homeowners who would like to make a change to the exterior of their home are required to fill out an application and to provide all construction plans and a material list to the committee for review prior to beginning any work. The committee then has a set amount of time to review the application and provide a decision based on whether the submitted plans comply with the aforementioned guidelines. It is important that homeowners understand that the committee is not approving or denying plans based on members' personal opinions, but whether they comply with the guidelines set forth in the covenants and bylaws.

WHY IS THE ARC IMPORTANT?

While architectural review can be a sensitive issue for some HOA residents, it is important to know these controls keep a consistent appearance throughout the community and maintain property values. This is why there can be very serious, costly consequences if changes are made prior to review and approval, or if a previously approved plan for a modification is not followed when the work is actually carried out.

WHAT DOES THE ARC HANDLE?

- Placement, design, and height specifications for structures such as garden sheds and pergolas
- Landscaping modifications or improvements
- Exterior paint colors and finishes
- Materials used for roofing
- Fences
- Satellite dishes
- Solar panels
- Electric vehicle charging stations

HOW TO SUBMIT AN APPLICATION

To initiate the process, you will need to fill out an HOA architectural review form. This form is available at godleyhoa.com and will ask you for all the pertinent details of your request, including but not limited to:

- Alteration or addition type
- Purpose of the alteration or addition
- Planned materials you will use
- Color of paint or finish you will use
- Details of the project
- Sample designs or plans of the work
- Contractor details
- Work schedule and completion timeline
- Necessary permits



Building on a screened room to a home (above) and fencing the backyard (below left) are both things that must first be approved by the Villages at Godley Station's architectural review committee.



VOLUNTEER FOR THE ARC

As the architectural review committee reviews property surveys, architectural drawings and plans, the committee is always seeking applicants with experience in architecture, landscape architecture, architectural history, construction, and related fields, such as property law or design. Residents with engineering and business experience are also needed.

The committee consists of three members. Meetings are held two to four times per month (depending on request activity) via Zoom on Mondays at 7 p.m.

If you are interested in joining the committee, please email communications@godleyhoa.com and include your resume.

BEHIND EVERY GREAT COMMUNITY ...

A COMMUNITY AT PLAY



**SPOTTED
AROUND THE
NEIGHBORHOOD**

RESIDENTS AND
FAMILIES ENJOY ALL
THE VILLAGES AT
GODLEY STATION
HAS TO OFFER.



Copper Village resident Alex Cameron spends a sunny afternoon working in his front yard flower bed.



ABOVE and RIGHT: A family shoots a few hoops during a small birthday gathering held at the community playground and basketball court.

ARE COUNTLESS GREAT PEOPLE!



Melody and Marcus Bennett and their dogs, Wilbur and Maverick, enjoy playing catch and getting some exercise at the community dog park.



Frank Alt and his dog, Edgar, enjoy a jaunt around The Arbors.



Three friends log some swingset time while their moms catch up at a nearby picnic table on the playground.



Anthony Corbett and his dog, Kobe, embark on an afternoon stroll through Copper Village.



WHAT'S NEW IN AND AROUND POOLER

The following list is not complete and businesses planning to open in Pooler are subject to change. You can always monitor the local Pooler Planning and Zoning minutes at pooler-ga.us to find out some of the businesses that are being proposed and approved for our community.

RECENT OPENINGS 2021-22:

- Costco
- Clean Juice
- All Migh-Tea Boba Shop
- Nourish - Handmade Natural Bath Products
- Expercure Urgent Care
- Jersey Mike's subs (second location, next to Dunkin' Donuts near I-16)
- El Mezcal
- First Watch
- Starbucks (second location, near intersection of Pooler Pkwy. & I-16)
- Ponko Chicken

COMING SOON 2022:

- Buff City Soap
- September's Closet
- Generator Supercenter
- Mad Maggie's Brewpub
- Level Up Pizza & Arcade
- McDonald's (third location, near intersection of Pooler Pkwy. & I-16)
- HCA Healthcare
- National Tire and Battery
- iFLY
- Chick-Fil-A (second location, near intersection of Pooler Pkwy. & I-16)
- J.C. Lewis Ford
- Hyatt House Hotel
- Take 5 Oil Change Center



PICTURE THIS


Major motion picture and television projects filmed in Savannah



Halloween Ends
The saga of Michael Myers and Laurie Strode comes to a spine-chilling climax in this final installment of the franchise.
Director: David Gordon Green
Producers: Jason Blum, Malek Akkad, Bill Block
Stars: Jamie Lee Curtis, Kyle Richards

The Young Wife
The Young Wife is a feature film from writer Tayarisha Poe that follows Celestina, 29, on the day of her first wedding ... or not a wedding, exactly, but a party. A party where there's movement, and Celestina is out of sync. The guests flood in as a storm approaches.

Director: Tayarisha Poe
Stars: Kiersey Clemons



THE ARBORS HAS A GOLF CONNECTION

MANY STREETS IN NEIGHBORHOOD NAMED FOR HOLES AT AUGUSTA NATIONAL COURSE

By Jean Williams

Resident of the Villages
at Godley Station

The Arbors, a Planned Unit Development that is part of the Villages at Godley Station, was built by real estate Developer Jerry C Wardlaw Construction, Inc., beginning around 2001. Some of the streets were named after holes at the legendary Augusta National Golf Course holes, where the famous Masters Tournament is played annually during the first week in April.

The golf course holes were named after plants because the property was originally Fruitland Nurseries, owned by the Berckmans family from Belgium, who introduced the popular azalea plant and more into the United States.

Not every hole on Augusta National has a corresponding street name in our community, but many do. They are:

Hole No. 1 Tea Olive
Hole No 2 Pink Dogwood



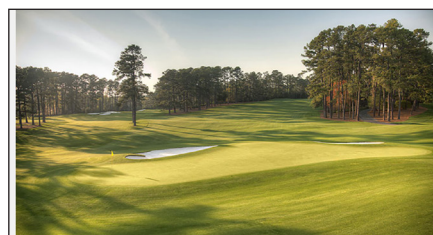
Several streets in The Arbors neighborhood, such as Pink Dogwood Lane and Pampas Drive (above) and Chinese Fir Court (below) are named after holes at the famed Augusta National Golf Course.

Hole No. 5 Magnolia
Hole No. 7 Pampas
Hole No. 8 Yellow Jasmine
Hole No. 9 Carolina Cherry
Hole No. 11 White Dogwood
Hole No. 14 Chinese Fir
Hole No. 15 Firethorn
Hole No. 16 Redbud
Hole No. 17 Nandina

The Arbors also has a Masters Way and a Woods Way, honoring Tiger Woods.

The Augusta Masters Golf Tournament was founded by Clifford Roberts and Atlanta native Bobby Jones, who bought the land in 1931 for \$70,000. They hired Louis Alphonse Berckmans to supervise the reposition of the plants, shrubs and trees that gave their names to the holes of Augusta National Golf Course. It is professionally maintained year round to preserve the original landscape design and plants.

Information and bottom right photo courtesy of www.masters.com.



Hole No. 2	Par	Yards
Pink Dogwood	5	575



Hole No. 5	Par	Yards
Magnolia	4	495

POOLER SENIOR CENTER: A GREAT RESOURCE

SENIOR CITIZENS MAY ENJOY CENTER ACTIVITIES AND EVENTS FOR FREE

By Jean Williams

Resident of the Villages
at Godley Station

The Pooler Senior Citizen's Center program has been in existence for approximately 20 years. They have a beautiful facility located at 955 Plantation Drive in the Sangrena Woods neighborhood. Over the years, the center has proven to be a very important part of the City of Pooler and its senior population.

Director Susan Edwards said the team strives to create a welcoming environment to eliminate loneliness. There are approximately 75 seniors who enjoy the center and the many activities it has to offer, such as health and exercise classes, arts and crafts, day trips, shopping trips, birthday celebrations and hot



CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Senior Citizens Center

GET IN TOUCH AND START HAVING FUN!

1
CALL
912-330-0493

2
EMAIL
leosignsusan@aol.com

3
GO ONLINE TO:
www.pooler-ga.gov/pooler-departments/pooler-senior-citizens-center

This service is FREE to citizens of the City of Pooler!



meals.

Seniors conduct fundraisers when necessary to help support many of these activities. They meet Monday through Friday, and provide transportation for many of the seniors to and from the center as a part of the service.

Edwards, the director, has worked with the senior citizens for over 20 years. This service is free to citizens of the City of Pooler. Seniors from other areas are welcome for a small fee.

To learn more, please call 912-330-0493 or email leosignsusan@aol.com.

POOL ETIQUETTE TIPS



The community swimming pool will be opening before you know it. Given our scorching-hot summers, the pool is always a popular amenity with residents of all ages. By following a few simple guidelines, pool patrons can help to ensure an enjoyable experience for themselves and their neighbors.

1. Please do not play loud music on your phone or bluetooth speaker. While it is fun to listen to music poolside, not everyone around you shares your taste in tunes. This is especially true when someone chooses to play music with explicit lyrics.

2. Do not eat or drink in the pool. If you're at the pool long enough, you're sure to get hungry, so it's fine to take a break to enjoy a snack or sandwich. But please eat your food at least 10 feet away from the pool. We have a lot of pool chairs and patio tables and chairs where you can sit to fuel up before heading back into the water.

3. Please go to the restrooms inside the clubhouse. It's unfortunate that this even needs to be stated, but using the restroom in the pool is unsanitary and could potentially sicken dozens of other users. It is also not acceptable to allow your children to use the restroom in the grass, shrubs or on nearby trees.

4. Be mindful of over-utilizing shaded areas. Please do not set up your beach bag, towels and pool toys over several shaded chairs and



**POOL SEASON
IS COMING!**

STAY SAFE! HAVE FUN!

SPLISH SPLASH!

then proceed to spend the next several hours in the water. Those shaded areas your supplies are taking up could have been enjoyed by someone who truly wanted to sit in the shade, such as moms with infants or senior citizens watching grandchildren. If you're not going to sit in the shade, put your belongings on a chair in a sunny spot.

5. Shower off before getting into the pool. It is a good idea to rinse off in our designated poolside showers before and after using the pool. You do not want to get into a pool with outside bacteria, and you do not want to leave with chlorine remnants still on you and your family.

6. Be safe and polite. Don't dive in shallow water. Don't run on the pool deck. Don't dunk other swimmers, engage in roughhousing, chicken fights, towel whipping and other unsafe activities.

THE VILLAGES AT GODLEY STATION'S

COMMUNITY YARD SALE

THE ARBORS & COPPER VILLAGE

JUNE 18-19, 2022 • 8 AM TO 5 PM

ANYONE WHO PLANS TO HOST A SALE AND WOULD LIKE SIGNS TO DIRECT SHOPPERS TO YOUR HOME, COME BY AND RETRIEVE ONE OR TWO FROM THE CLUBHOUSE. THE SIGNS WILL BE IN THE FOYER; PLEASE REMEMBER TO BRING AND USE YOUR KEYCARD TO GAIN ENTRY.

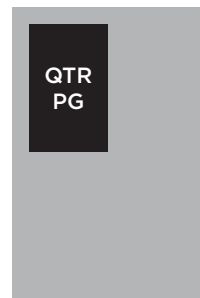
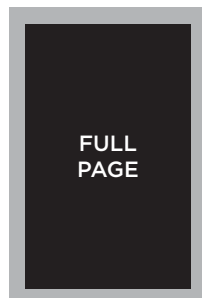


ADVERTISE IN THE VILLAGES AT GODLEY STATION NEWSLETTER

In an effort to increase revenue for the HOA, we are now allowing advertising in our newsletter.

Next Issue: October/November - Fall/Winter Issue (Ad space reservation deadline: September 5, 2022)

AD TYPE	AD SPECS	AD RATES
¼ Page (smallest ad available)	4.25" x 5.5"	Non-resident: \$100 Resident: \$80
½ Page	8.5" x 5.5"	Non-resident: \$150 Resident: \$120
Full Page	8.5" x 11"	Non-resident: \$200 Resident: \$160



For complete information on ad submission, format and guidelines, please contact the Communications Manager at communications@godleyhoa.com or visit our website at godleyhoa.com.

TAKE BACK YOUR YARD

from mosquitoes, ticks and fleas!



SPECIAL INTRODUCTORY PRICING

\$39

LESS THAN A HALF ACRE PROPERTY

\$59

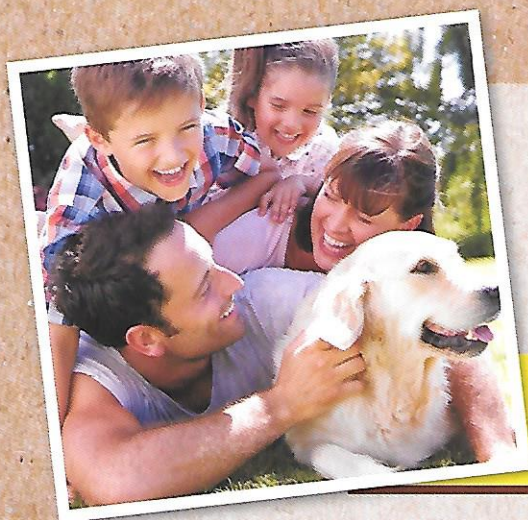
HALF ACRE UP TO 1 ACRE PROPERTY

\$79

1 ACRE TO 2 ACRE PROPERTY

FIRST TREATMENT ONLY. ASK ABOUT OUR AUTO PAY PLAN!

- Treatments last 21 days
- Our treatments reduce mosquitoes substantially
- We are properly licensed and trained, working under strict rules and regulations



Happiness Promise

If ever you're not happy, just call us within the 21 days post-treatment and we'll re-treat your property. FOR ANY REASON. PERIOD.



CHECK OUR ONLINE REVIEWS

EMAIL MH152@MOSQUITOHUNTERS.COM

CALL 866-4-A-HUNTER • MOSQUITOHUNTERS.COM